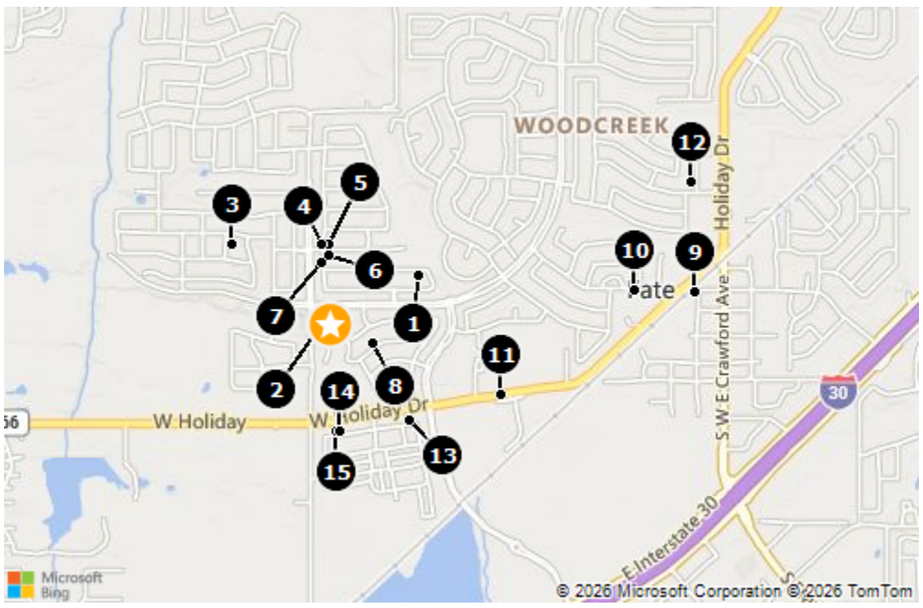
ICE SiteX Report

OrderID: 98722470

SiteX Property Information Report



Subject Property Location

618 COLLINS LN, FATE, TX 75087-8608

County:	**ROCKWALL TX**	Census Tract:	483970404.062013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	5332-000B-0015-00-0R	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	13	Common Confidence Score:	51
Value Range:	$334,950 - $435,050	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CFA,GRW,MU1,SRW
Assd Land Value:	$92,000	Market Land Value:	$92,000	Tax Year:	2025
Assd Improvement:	$258,868	Market Improvment Value:	$258,868	Total Taxable Value:	$6,541
Total Assessed Value:	$350,868	Total Assessor Market Value:	$350,868	Delinquent Year:	
				Tax Account ID:	R61084
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: B Subdivision: WOODCREEK PHASE 3-A Tract No: 15 Phase No: 3
Abbreviated Description: WOODCREEK PHASE 3-A, BLOCK B, LOT 15

Property Characteristics

Lot Size:	7,057 SF	Bedrooms:	4	Pool:	
Building Area:	2192 SF	Baths:	2	Fireplace:	Yes
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Mixed	Heating:	Gas
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/31/2024	Sales Price:	$343,660
Document #:	20240000023141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/10/2023	Loan Amount:	N/A
Document #:	20230000007556 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 15 Block: B Subdivision: WOODCREEK PHASE 3 A
City/Muni/Twp: FATE

Prior Transfer

Recording Date:	05/06/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Block: B Subdivision: WOODCREEK PHASE 3-A Tract No: 15 Phase No: 3
Abbreviated Description: WOODCREEK PHASE 3-A, BLOCK B, LOT 15

Mortgage Record

Recording Date:	06/21/2022	Loan Amount:	N/A

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Document #:	20220000013649 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 15 Block: B Subdivision: WOODCREEK PHASE 3 A
City/Muni/Twp: FATE

Prior Transfer

Recording Date:	11/15/2021	Sales Price:	N/A
Document #:	20210000030978 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/12/2021		
Document Type:			

Legal Description:
Lot: 15 Block: B Subdivision: WOODCREEK PHASE 3 A Map Ref: CAB F SL 45
City/Muni/Twp: FATE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,364 SF	Median # of Baths	2
Median Living Area	2,485 SF	Median Year Built	2025
Price Range - 2 Yrs		Age Range	1 years to 20 years
Median Value		Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**219 AIRLENE LN** **FATE, TX 75087-0440**	08/31/2026			3800	/5/4	2020	8,451 SF	
		APN: S5369-000E-0014-00-0R Document #: 20260000016603 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: E Subdivision: WOODCREEK PHASE 5A MapRef: DOC 20190000001280 Abbreviated Description: Lot:14 Block:E Subdivision:WOODCREEK PHASE 5A Map Ref:DOC 20190000001280								
2	.03Mi.	**613 COLLINS LN** **FATE, TX 75087-8602**	07/24/2026			2142	/4/3	2007	6,447 SF	
		APN: 5332-000A-0004-00-0R Document #: 20260000014070 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: A Subdivision: WOODCREEK Phase No: 3-A MapRef: CAB F SL 45 Abbreviated Description: Lot:4 Block:A Subdivision:WOODCREEK Phase No:3-A Map Ref:CAB F SL 45City/Muni/Twp:FATE City/Muni/Twp: FATE								
3	.35Mi.	**414 MAPLE HILL DR** **FATE, TX 75087-7035**	06/29/2026			2010	/3/2	2023	7,362 SF	
		APN: S5379-000L-0009-00-0R Document #: 20260000012300 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: L Subdivision: WOODCREEK PHASE 8C MapRef: FILE 20210000022073 Abbreviated Description: Lot:9 Block:L Subdivision:WOODCREEK PHASE 8C Map Ref:FILE 20210000022073City/Muni/Twp:FATE City/Muni/Twp: FATE								
4	.22Mi.	**503 CURTISS DR** **FATE, TX 75087-0480**	06/08/2026			4009	//	2025	11,979 SF	
		APN: S5369-000J-0001-00-MU Document #: 20260000010774 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: J Subdivision: WOODCREEK PHASE 5A MapRef: FILE 20190000001280 Abbreviated Description: Lot:1 Block:J Subdivision:WOODCREEK PHASE 5A Map Ref:FILE 20190000001280City/Muni/Twp:FATE City/Muni/Twp: FATE								
5	.22Mi.	**330 AERONCA DR** **FATE, TX 75087-0449**	06/02/2026			3977	/6/4	2019	9,583 SF	
		APN: S5369-000G-0016-00-MU Document #: 20260000010422 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: G Subdivision: WOODCREEK PHASE 5A MapRef: FILE 20190000001280 Abbreviated Description: Lot:16 Block:G Subdivision:WOODCREEK PHASE 5A Map Ref:FILE 20190000001280City/Muni/Twp:FATE City/Muni/Twp: FATE								
6	.18Mi.	**329 AERONCA DR** **FATE, TX 75087-0450**	04/24/2026			3334	/4/3	2025	9,583 SF	
		APN: S5369-000F-0001-00-MU Document #: 20260000007545 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: F Subdivision: WOODCREEK Phase No: 5A MapRef: FILE 20190000001280 Abbreviated Description: Lot:1 Block:F Subdivision:WOODCREEK Phase No:5A Map Ref:FILE 20190000001280City/Muni/Twp:FATE City/Muni/Twp: FATE								
7	.17Mi.	**425 CURTISS DR** **FATE, TX 75087-0469**	04/20/2026			3236	//	2025	8,407 SF	
		APN: S5369-000C-0021-00-MU Document #: 20260000007203 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: C Subdivision: WOODCREEK PHASE 5A MapRef: FILE 20190000001280 Abbreviated Description: Lot:21 Block:C Subdivision:WOODCREEK PHASE 5A Map Ref:FILE 20190000001280City/Muni/Twp:FATE City/Muni/Twp: FATE								
8	.12Mi.	**253 VERNON DR** **FATE, TX 75087-6742**	03/24/2026			1731	/4/3	2006	6,882 SF	
		APN: 5332-000D-0037-00-0R Document #: 20260000005439 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: D Subdivision: WOODCREEK PHASE 3-A MapRef: CAB F SL 45 Abbreviated Description: Lot:37 Block:D Subdivision:WOODCREEK PHASE 3-A Map Ref:CAB F SL 45City/Muni/Twp:FATE City/Muni/Twp: FATE								
9	.23Mi.	**216 TRIBUTE PL** **FATE, TX 75087-9232**	02/06/2026			2125	/3/	2025	9,540 SF	
		APN: 5396-000U-0004-00-0R Document #: 20260000002142 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: U Subdivision: WOODCREEK PHASE 8A MapRef: DOC 20250000003139 Abbreviated Description: Lot:4 Block:U Subdivision:WOODCREEK PHASE 8A Map Ref:DOC 20250000003139City/Muni/Twp:FATE City/Muni/Twp: FATE								
10	.29Mi.	**418 PLAINS PL** **FATE, TX 75087-9233**	01/29/2026			2101	/3/	2025	7,187 SF	
		APN: 5396-000V-0030-00-0R Document #: 20260000001492 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 30 Subdivision: WOODCREEK PHASE 8A MapRef: DOC 202500003139 Abbreviated Description: Lot:30 Subdivision:WOODCREEK PHASE 8A Map Ref:DOC 202500003139City/Muni/Twp:FATE City/Muni/Twp: FATE

11	.21Mi.	**545 PEPPERWOOD DR** **FATE, TX 75087-9234**	01/28/2026	2779	/4/3	2025	8,407 SF

APN: 5396-000V-0004-00-0R Document #: 20260000001490
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 5 Subdivision: WOODCREEK PHASE 8A MapRef: DOC 202500003139 Abbreviated Description: Lot:4 Block:5 Subdivision:WOODCREEK PHASE 8A Map Ref:DOC 202500003139City/Muni/Twp:FATE City/Muni/Twp: FATE

12	.3Mi.	**507 PEPPERWOOD DR** **FATE, TX 75087-9234**	01/20/2026	3059	/4/3	2025	8,364 SF

APN: 5396-000S-0012-00-0R Document #: 20260000001052
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: S Subdivision: WOODCREEK PHASE 8A MapRef: DOC 20250003139 Abbreviated Description: Lot:12 Block:S Subdivision:WOODCREEK PHASE 8A Map Ref:DOC 20250003139City/Muni/Twp:FATE City/Muni/Twp: FATE

13	.33Mi.	**2543 AUBURN ST** **FATE, TX 75087-2150**	12/31/2025	2221	/3/	2025	5,401 SF

APN: 3074-000B-0011-00-0R Document #: 20250000023479
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: B Subdivision: AVONDALE PHASE 1 MapRef: FILE 202300000013755 Abbreviated Description: Lot:11 Block:B Subdivision:AVONDALE PHASE 1 Map Ref:FILE 202300000013755

14	.29Mi.	**2421 AUBURN ST** **FATE, TX 75087-2145**	12/30/2025	2485	//	2025	5,401 SF

APN: 3074-000A-0018-00-0R Document #: 20250000023418
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: A Subdivision: AVONDALE SEC 1 MapRef: DOC 202300013755 Abbreviated Description: Lot:18 Block:A Subdivision:AVONDALE SEC 1 Map Ref:DOC 202300013755City/Muni/Twp:FATE City/Muni/Twp: FATE

15	.29Mi.	**2417 AUBURN ST** **FATE, TX 75087-2145**	12/30/2025	2462	//	2025	5,401 SF

APN: 3074-000A-0017-00-0R Document #: 20250000023328
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: A Subdivision: AVONDALE SEC 1 MapRef: DOC 202300013755 Abbreviated Description: Lot:17 Block:A Subdivision:AVONDALE SEC 1 Map Ref:DOC 202300013755City/Muni/Twp:FATE City/Muni/Twp: FATE

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**618 COLLINS LN**	**05/06/2023**	$350,868	$350,868	2,192	/4/2	2004	7,057 SF	
.01Mi.	**612 COLLINS LN**	**07/16/2021**	$324,449	$324,449	2,010	/3/2	2005	6,490 SF	
.02Mi.	**608 COLLINS LN**	**04/05/2023**	$407,113	$407,113	3,372	/4/4	2005	6,708 SF	
.02Mi.	**619 KEARLEY DR**	**10/21/2016**	$371,328	$371,328	2,696	/4/3	2004	7,057 SF	
.02Mi.	**613 KEARLEY DR**	**03/01/2019**	$405,728	$405,728	2,707	/4/3	2007	6,490 SF	
.03Mi.	**415 PEEK DR**	**12/20/2016**	$366,275	$366,275	2,500	/4/3	2005	6,447 SF	
.03Mi.	**411 PEEK DR**	**08/09/2024**	$382,554	$382,554	2,721	/4/3	2005	6,490 SF	
.03Mi.	**609 KEARLEY DR**	**03/22/2024**	$320,458	$320,458	1,750	/3/3	2007	7,318 SF	
.03Mi.	**407 PEEK DR**	**01/03/2011**	$384,181	$384,181	2,722	/4/3	2005	6,490 SF	
.03Mi.	**613 COLLINS LN**	**09/03/2025**	$345,487	$345,487	2,142	/4/3	2007	6,447 SF	
.03Mi.	**419 PEEK DR**	**10/27/2020**	$436,285	$436,285	3,280	/5/4	2025	8,189 SF	
.03Mi.	**602 COLLINS LN**	**02/19/2010**	$414,362	$414,362	3,128	/5/3	2005	7,057 SF	
.03Mi.	**609 COLLINS LN**	**07/18/2024**	$362,358	$362,358	2,479	/3/3	2004	5,314 SF	
.03Mi.	**617 COLLINS LN**	**07/21/2015**	$336,441	$336,441	2,234	/3/3	2004	8,320 SF	
.04Mi.	**403 PEEK DR**	**04/26/2018**	$415,540	$415,540	3,135	/4/4	2005	6,403 SF	
.04Mi.	**423 PEEK DR**	**11/14/2022**	$391,754	$391,754	2,591	/4/3	2004	10,280 SF	Yes

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

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Demographics & Income

Median Age:	39.6 years old	Households:	19,034
Median Household Income:	$120,189	Households w/Family:	80%
Household Income Per Capita:	$51,060	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	45%

School District

School District Zone:	Rockwall Independent School District	Students:	19,235
Number of Schools:	22	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.17Mi.	**Rockwall High School** Number of Students: 2,949 Student-Teacher Ratio: 15.5 Advanced Placement: Yes	A	Public	10 - 12
0.68Mi.	**Billie Stevenson Elementary School** Number of Students: 805 Student-Teacher Ratio: 17.57	A	Public	PK - 6
3.25Mi.	**Herman E. Utley Middle School** Number of Students: 968 Student-Teacher Ratio: 18.73	A-	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	90%	LOWER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	72%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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